

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

1710 First National-Southern Natural
Building

Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.

That in consideration of Twelve Thousand, Four Hundred, Eighty and No/100---- DOLLARS
and the assumption of the mortgage described belowto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
David A. Mondì and wife, Dreama Mondì,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy A. Payne and Linda L. Payne

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of
them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:Lot 29, in Block 7, according to Survey of SOUTHWIND, Fourth Sector, as
recorded in Map Book 7, Page 97, in the Office of the Judge of Probate of
Shelby County, Alabama. Situated in Shelby County, Alabama.SUBJECT TO: (1) Current taxes; (2) A 35-foot building set back line from
Tahiti Terrace; (3) A 15-foot utility easement over North side and 5-foot
over West side, as shown on recorded map; (4) Restrictions recorded in Misc.
Book 27, Page 978; (5) Permit to Alabama Power Co. recorded in Deed Book 316,
Page 359; (6) Easements regarding underground cables recorded in Misc. Book 28,
Page 646; (7) Agreement with Alabama Power Co. recorded in Misc. Book 28,
Page 647; (8) Encroachment of driveway into easement as shown on survey of
Allen Whitley, dated 12-8-80; (9) Encroachment of driveway from Lot 30 to
the extent of 1.6 feet over the Southeast corner of subject lot as shown on
survey of Allen Whitley, Reg. No. 3943, dated 12-8-80.Grantees herein assume and agree to pay that certain mortgage from David A.
Mondì and wife, Dreama Mondì, to Charter Mortgage Company recorded in
Mortgage Book 409, Page 572 and assigned to Central Bank of Birmingham, as
Trustee under Trust Indenture dated as of October 1, 1980, with Alabama
Housing Finance Authority, said assignment being recorded in Misc. Book 39, at
Page 941.TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~they~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and admini-
strators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand and seal S, this 1st

day of March,

WITNESS:

1982
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1982 MAR -3 AM 9:44

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement
JUDGE OF PROBATE

David A. Mondì

Dreama Mondì

Deed 12.50

Reg. 1.50

Ind. 1.00

15.00

I, the undersigned
hereby certify that David A. Mondì and wife, Dreama Mondì,
whose names are signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance they
on the day the same bears date.

, a Notary Public in and for said County, in said State,

known to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 1st day of March

Please return this instrument to

Form 308 NORTH HASKELL SLAUGHTER YOUNG & LEWIS
1710 First National-Southern Natural Building
BIRMINGHAM, ALABAMA 35203

Notary Public